

EXHIBIT D



Pody & McDonald, PLLC

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Dean H. Pody

Patrick M. McDonald

Marisa A. Bender

February 9, 2017

Ioan I. & Nicoleta Soneriu
14520 - 16th Avenue W, #33-B
Lynnwood, WA 98087

Re: Greenbrooke II Condominium Association

Dear Mr. & Mrs. Soneriu:

This will acknowledge receipt of your recent assessment payment of \$260.00 on February 2, 2017. Thank you. However, there is a remaining balance of \$344.78, which includes lien release recording fee, which must also be paid. Enclosed, for your review, is a copy of your updated homeowner assessment account ledger.

Please be advised that the Association has recorded a lien against your property. The lien will only be released upon payment of the full, remaining balance owed.

This letter pertains to collection of a debt and any information provided herein or obtained from you will be used for that purpose. I am acting as a debt collector for your Association.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'MBender', with a long horizontal flourish extending to the right.

Pody & McDonald, PLLC

Enclosure

cc: Greenbrooke II Condominium Association
/

DATE: 2/08/17 TIME: 1:57 PM

Greenbrooke II Condominium Association

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FINANCIAL TRANSACTIONS - 02/08/17

14520 16th Ave W # B
 Ioan I Soneriu
 Unit ID: 33
 STATUS: 40 - Attorney Action
 PREPAID BAL: 0.00

DATE	PAYMT AMT	CHECK #	DEP DT	CODE	N/A	DESCRIPTION	AMOUNT	BALANCE
043016				A1		Assn Assessment	362.50	362.50
050116				A1		Assn Assessment	100.00	462.50
060116				A1		Assn Assessment	100.00	562.50
070116				A1		Assn Assessment	129.60	692.10
070116				C1		Special Assess.	74.93	767.03
080116				A1		Assn Assessment	129.60	896.63
080116				C1		Special Assess.	74.93	971.56
083016	75.00	1496	083016	C1		Special Assess.	(75.00)	896.56
090116				A1		Assn Assessment	129.60	1026.16
090116				C1		Special Assess.	74.93	1101.09
100116				A1		Assn Assessment	129.60	1230.69
100116				C1		Special Assess.	74.93	1305.62
100316	75.00	1506	100316	C1		Special Assess.	(75.00)	1230.62
110116				A1		Assn Assessment	129.60	1360.22
110116				C1		Special Assess.	74.93	1435.15
110316	75.00	1519	110316	C1		Special Assess.	(75.00)	1360.15
120116				A1		Assn Assessment	129.60	1489.75
120116				C1		Special Assess.	74.93	1564.68
120216				05		Attorney Fees	442.00	2006.68
120216	11/30/16 Pody & McDonald, PLLC Invoice # 23887							
122716	200.00	1533	122716	05		Attorney Fees	(200.00)	1806.68
010117				A1		Assn Assessment	169.75	1976.43
010117				C1		Special Assess.	49.95	2026.38
010317	1662.28	2670	010317	05		Attorney Fees	(242.00)	364.10
010317				C1		Special Assess.	(274.53)	
010317				A1		Assn Assessment	(1145.75)	
011117				05		Attorney Fees	106.00	470.10
011117	12/30/2016 Pody & McDonald Invoice #24200							
011717				01		Late Fees	35.00	505.10

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DATE	PAYMT AMT	CHECK #	DEP DT	CODE	N/A	DESCRIPTION	AMOUNT	BALANCE
011717				04		Interest	4.98	510.08
013117	250.00	1546	013117	05		Attorney Fees	(106.00)	260.08
013117				04		Interest	(4.98)	
013117				01		Late Fees	(35.00)	
013117				A1		Assn Assessment	(104.02)	
020117				A1		Assn Assessment	169.75	429.83
020117				C1		Special Assess.	49.95	479.78
020717	260.00	1552	020717	C1		Special Assess.	(49.95)	219.78
020717				A1		Assn Assessment	(210.05)	

January legal 26.00
 est. February legal 26.00
 Lien release recording cost 73.00
\$344.78